

PLAN AND ZONING COMMISSION MEETING

March 13, 2017

Direction: CITY1751.DSS

The Commissioners voted Erica Andersen as Acting Chairperson for the March 13, 2017 meeting.

Moved by Commissioner Hatfield, seconded by Commissioner Brown, the Plan and Zoning Commission nominate Erica Andersen as Acting Chairperson.

Vote: Andersen, Brown, Hatfield, Southworth.....Yes
Costa, Crowley, EricksonAbsent
Motion carried.

Chairperson Andersen called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, March 13, 2017, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Brown, Hatfield, Southworth.....Present
Costa, Crowley, Erickson.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of February 27, 2017

Chairperson Andersen asked for any comments or modifications to the February 27, 2017 minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Brown, the Plan and Zoning Commission approved the February 27, 2017 meeting minutes.

Vote: Andersen, Brown, Hatfield, Southworth.....Yes
Costa, Crowley, EricksonAbsent
Motion carried.

Item 2 – Public Hearings

2a - Plaza at Jordan Creek, Northeast corner of Mills Civic Parkway and S. Jordan Creek Parkway – Amend that Plaza at Jordan Creek Specific Plan Ordinance and sketch plan to modify site layout, development regulations, and architectural concepts – ZCSP-003347-2107

Chairperson Andersen opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on March 3, 2017.

Chairperson Andersen asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Brown, seconded by Commissioner Southworth, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Brown, Hatfield, Southworth.....Yes
Costa, Crowley, EricksonAbsent
Motion carried.

Alan VanGundy, Simonson & Associates Architects, 1717 Ingersoll Ave, Des Moines presented the

Specific Plan Amendment stating it is consistent with the site plan that was previously submitted for Hobby Lobby. He noted the exhibits were updated to reflect proposed buildings, Hobby Lobby, and a future restaurant or coffee shop. Mr. VanGundy also pointed out the circulation and pedestrian amenities that are being proposed as part of the site plan. Mr. VanGundy stated he went through the various sheets in the submittal and replaced what showed as proposed images with photographs of constructed buildings, constructed plazas, constructed signage, etc. He stated the reason for his request is to approve the layout and reduce the buffer along the northern edge of the project. The Specific Plan requires a 30' buffer in areas where a fence was not provided. He continued that due to the size of the building necessary for Hobby Lobby, and also the parking, it became necessary to reduce the buffer to 15'. He noted that it would only be in the locations in front of or west of Hobby Lobby adjacent to the parking area, and stated next to the building on the east they are providing a fence. Mr. VanGundy pointed out they will continue to provide the same number of plantings within the 15' area as is required in the 30' areas, so it will still be a densely planted area.

Commissioner Brown asked Mr. VanGundy if he was in agreement with staff recommendations. Mr. VanGundy responded that he was in agreement.

Planner Portz pointed out that the changes to the Specific Plan Map are only to a specific area on the north side of the property, which include a site plan for the Hobby Lobby and a potential restaurant. He also noted the City is still working with them regarding the Hobby Lobby building stating this approval does not include approval of the architectural design of the Hobby Lobby building at this time.

Chairperson Andersen asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Southworth, the Plan and Zoning Commission approve a resolution recommending City Council adopt a resolution to approve an amendment to the Plaza at Jordan Creek Specific Plan, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that this Specific Plan Amendment is not an approval of the Hobby Lobby building architecture, which is currently under review and will be approved through the regular Overlay District Site Plan review process.

Vote: Andersen, Brown, Hatfield, Southworth.....Yes
 Costa, Crowley, EricksonAbsent
 Motion carried.

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

4a – Urban Renewal Plan – Historic West Des Moines – Review Urban Renewal Plan for Consistency with Comprehensive Plan

Katie Hernandez, Business Development Coordinator, Community and Economic Development, presented the changes to the Urban Renewal Plan. Ms. Hernandez noted the only difference with the plan is they are undergoing the process of expiring the existing Valley Junction Urban Renewal Plan which was enacted in 1988. She continued it will be manually retired at the request of the City Council.

Chairperson Andersen asked if anyone from the audience would like to speak to this item; seeing none,

asked for continued discussion or a motion.

Moved by Commissioner Brown, seconded by Commissioner Southworth, the Plan and Zoning Commission adopt a resolution finding the proposed Historic West Des Moines Urban Renewal Plan Conforms with the General Plan for development.

Vote: Andersen, Brown, Hatfield, Southworth.....Yes
Costa, Crowley, EricksonAbsent
Motion carried.

4b - West Des Moines Park, 115 39th Street – Construction of a 44 space parking lot – City of West Des Moines – SP-003155-2016

Marco Alvarez, Park Planner, Parks & Recreation, presented a request for a 44 space parking lot stating the site is currently an open field and would serve as a trail head for the adjacent Jordan Creek Greenway Trail. He stated the first phase of the expansion would be 44 parking stalls with the possibility to fit more if deemed necessary.

Commissioner Southworth asked if the parking lot would be accessible from the residential area that it is adjacent to. Mr. Alvarez stated there will not be anything to prevent residents from parking there except signs with posted hours which would prohibit overnight parking.

Commissioner Southworth then asked if there would be a walkway leading to the residential area. Mr. Alvarez responded there would be a trail connection with access to the parking lot.

Chairperson Andersen asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Southworth, seconded by Commissioner Hatfield, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the site plan for the construction of a 44 space parking lot at 114 39th Street, subject to the applicant meeting all City Code requirements.

Vote: Andersen, Brown, Hatfield, Southworth.....Yes
Costa, Crowley, EricksonAbsent
Motion carried.

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Chairperson Andersen asked for a motion to adjourn the meeting.

Motion by Commissioner Hatfield, seconded by Commissioner Brown to adjourn the meeting.

Vote: Andersen, Brown, Hatfield, Southworth.....Yes
Costa, Crowley, EricksonAbsent
Motion carried.

PLAN AND ZONING COMMISSION MEETING

March 13, 2017

The meeting adjourned at 5:41 p.m.

Erica Andersen, Chairperson

Juanita Greer, Recording Secretary